

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

22 Coolabah Drive, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,295,000

Property Type House

Suburb Eltham

Period - From 01/07/2023

to 30/09/2023

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	84 Valonia Dr ELTHAM 3095	\$1,265,000	11/10/2023
2	12 Floriston Gr ELTHAM 3095	\$1,210,000	05/04/2023
3	4 Kiah Mews ELTHAM 3095	\$1,140,000	27/09/2023

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

23/10/2023 14:49



 4  2  2

**Property Type:** House  
**Land Size:** 937 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
September quarter 2023: \$1,295,000

## Comparable Properties



**84 Valonia Dr ELTHAM 3095 (REI)**

**Agent Comments**

 5  2  1

**Price:** \$1,265,000  
**Method:** Sold Before Auction  
**Date:** 11/10/2023  
**Property Type:** House (Res)  
**Land Size:** 803 sqm approx



**12 Floriston Gr ELTHAM 3095 (REI/VG)**

**Agent Comments**

 4  2  3

**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 05/04/2023  
**Property Type:** House  
**Land Size:** 789 sqm approx



**4 Kiah Mews ELTHAM 3095 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 27/09/2023  
**Property Type:** House (Res)  
**Land Size:** 791 sqm approx

**Account - Barry Plant | P: (03) 9431 1243**